

FARMINGTON CITY PLANNING COMMISSION

Thursday, February 7, 2008

PLANNING COMMISSION STUDY SESSION

Present: Chairman Kevin Poff, Commission Members Paul Barker, Randy Hillier, Craig Kartchner, City Planner David Petersen, Alternate Planning Commission Member Jim Young, Recording Secretary Kami Mahan, and CenterCal representatives Elizabeth Angyal, Tom Ellison, Scott Blyze (Vice President of Construction), Tomomi Marzan (Tenant Coordinator) and Craig Trottier (Consultant for CenterCal).

Chairman Poff called the meeting to order at 6:15 p.m. The following items were reviewed:

Agenda Item #1 : Minutes

The Commission reviewed the minutes of the meeting held January 17, 2008. **Chairman Poff** suggested some corrections.

Agenda Item #2: City Council Report

David Petersen presented the proceedings from the January 24th, 2008 City Council meeting.

- The Brynleigh Cove proposal was approved by the City Council.
- WCEC Engineer Tim Taylor was hired to prepare a scope of work regarding the City's Master Transportation Plan.
- **Elizabeth Angyal** reported that there have been negotiations regarding CenterCal's proposal to purchase part of the City's shop site.

- The City Council approved a Consulting Services Agreement with Cooper-Roberts-Simonsen Associates (CRSA) to work on a Downtown Master Plan.
- The Trail Easement for Hunter's Creek was approved.

Chairman Poff welcomed the CenterCal representatives who were present.

Agenda Item # 3: Ray Thompson - (Public Hearing) - Applicant is requesting Preliminary and Final Plat Approval for the proposed McBride Subdivision, consisting of 3 lots on 2.639 acres in an AE zone on property located at 320 South 650 West. (S-16-07)

David Petersen reviewed the "Background Information" from the Commission packet on this item. There was some discussion of the Commission regarding the Trophy Homes development.

Agenda Item #4: Myrna Ritz - (Public Hearing) - Applicant is requesting Conditional Use Approval to allow a home occupation business license on residential property located at 881 West 500 South in the AE zone (C-1-08)

David Petersen reviewed this item, and said the conditions of approval are standard and that Staff is recommending approval.

Agenda Item #5: Utah Transit Authority - Applicant is requesting Site Plan Approval for the proposed Farmington Commuter Rail Station at the Station Park project site south of

Park Lane, west of I-15 in the TOD zone. (ZT-1-08)

David Petersen reviewed UTA's proposal, and said that Staff is recommending deferral of site plan approval to City Staff. He explained the approval process, and the Commission discussed details of the proposal. **Jim Young** raised a concern regarding the delegating of these items to Staff, and **Mr. Petersen** clarified which items staff can handle and which have to be brought back before the Commission.

Agenda Item #6: CenterCal Properties - (Public Hearing) - Applicant is requesting a recommendation to amend the Development Agreement for the Station Park Mixed Use Development consisting of approximately 98 acres located west of I-15, east/south of Park Lane and north of Clark Lane in a TOD zone. (ZT-1-08)

David Petersen reviewed this Agenda item and said that some changes in the development agreement were being proposed. CenterCal representatives **Elizabeth Angyal, Tom Ellison, Scott Blyze, and Tomomi Marzan** were introduced. **Chairman Poff** pointed out that the new Planning Commission members had only had three days to familiarize themselves with the proposal, and he encouraged the Commission to ask questions as needed so they would be comfortable with the modifications before approval.

Several of the proposed changes to the agreement were reviewed and clarified in some detail by **Mr. Petersen** and the CenterCal representatives. **Mr. Petersen** said that Section 5 regarding the road to the Station was the most complicated part of the agreement, and recommended that this item be delegated to City Staff to save the Commission from having to

contend with minutia.

The meeting adjourned at 7:00 p.m.

PLANNING COMMISSION REGULAR SESSION

Present: Chairman Kevin Poff, Commission Members Paul Barker, Randy Hillier, Craig Kartchner, City Planner David Petersen, Alternate Planning Commission Member Jim Young, and Recording Secretary Kami Mahan.

Chairman Poff called the meeting to order at 7:10 p.m. **Paul Barker** offered the invocation. **Mr. Poff** excused Commission members John Bilton, Rick Wyss, and Steve Andersen. Alternate Commission member **Jim Young** sat on the Commission.

APPROVAL OF MINUTES (Agenda Item #1)

The Commission reviewed the minutes of the January 17, 2008 Planning Commission meeting.

Motion

Craig Kartchner moved to approve the minutes of the Planning Commission meeting held January 17, 2008, with changes as discussed in the study session. **Jim Young** seconded the motion, which passed unanimously. **Paul Barker** abstained since he was not present at that meeting.

CITY COUNCIL REPORT (Agenda Item #2)

Chairman Poff stated that the City Council report was presented by **David Petersen** during the study session.

**RAY THOMPSON - (PUBLIC HEARING) - APPLICANT IS REQUESTING
PRELIMINARY AND FINAL PLAT APPROVAL FOR THE PROPOSED MCBRIDE
SUBDIVISION, CONSISTING OF 3 LOTS ON 2.639 ACRES IN AN AE ZONE ON
PROPERTY LOCATED 320 SOUTH 650 WEST. (S-16-07) (Agenda Item # 3)**

Chairman Poff introduced this Agenda item. **David Petersen** showed the property on an overhead map and explained the “Background Information” as contained in the packet Staff report. He said that platting now will save time in the future. **Mr. Petersen** reviewed each of the conditions of approval in detail.

Commission members raised concern about the future implications of approval, and questioned if setback requirements were still being met with the new proposed lot lines. **David Petersen** replied that this will need to be monitored in the event that the applicant sells the property in the future. In response to a question by **Chairman Poff**, **Mr. Petersen** said he did not foresee any problems with liability.

Public Hearing Opened

Chairman Poff opened the meeting to a public hearing at 7:17 p.m. The applicant stated that he had nothing to add.

Public Hearing Closed

Chairman Poff closed the public hearing at 7:17 p.m.

Motion

Randy Hillier moved that the Planning Commission approve the preliminary plat for the McBride Subdivision with the following conditions:

1. Any necessary improvement drawings for the subdivision, including grading, drainage and storm water management plan, shall be submitted, reviewed and approved by the Farmington City Engineer, Planning Department, Storm Water Official, Public Works Department, Fire Department, Benchland Water District, and Central Davis Sewer District.
2. The developer shall follow and fulfill all conditions of previous approvals.
3. A soils report shall be prepared and submitted to the City for review and acceptance and a note shall be placed on the Final Plat stating that such report is on file in the City offices.
4. Applicant must make corrections to the Final Plat as directed by City Staff and related agencies.
5. Developer must enter into an extension agreement for public improvement to include the 650 West frontage and the entire 300 South frontage.
6. A note shall be placed on the Final Plat indicating that the City cannot issue a building permit for a dwelling on Lot 3 until 300 South is fully improved by the property owner from 650 West to the west boundary of Lot 3, which

improvements must be approved by the City.

Mr. Hillier further moved that the Planning Commission recommend Final Approval to the City Council with the conditions as above. The motion was seconded by **Craig Kartchner**, and was approved unanimously.

Findings:

- a. The subdivision is in keeping with the general residential character of the area.
- b. The subdivision is in keeping with the intents of the Zoning Ordinances and General Plan of the City.
- c. There is some concern about existing buildings meeting required setbacks in the future, but the Commission is being advised that existing setbacks are acceptable as a non-conforming use.

**MYRNA RITZ - (PUBLIC HEARING) - APPLICANT IS REQUESTING
CONDITIONAL USE APPROVAL TO ALLOW A HOME OCCUPATION BUSINESS
LICENSE ON RESIDENTIAL PROPERTY LOCATED AT 881 WEST 500 SOUTH IN
THE AE ZONE (C-1-08) (Agenda Item #4)**

Chairman Poff introduced this item, and **David Petersen** briefly explained the Applicant's request for a Conditional Use approval. **Mr. Petersen** said Staff is recommending approval subject to the conditions in the Staff report, which he reviewed.

Chairman Poff invited the applicant's representative to address the Commission.

Cory Ritz, 903 West 500 South, said he was appearing on behalf of his mother, who is

the applicant. He said the hours of operation begin slightly earlier in the morning than stated on the application, and that on-site customers only average one per day. **Mr. Ritz** requested a favorable approval.

Public Hearing Opened

Chairman Poff opened the public hearing at 7:29 p.m. There were no comments.

Public Hearing Closed

Chairman Poff closed the public hearing at 7:29 p.m. and asked the Commission members for their input.

Craig Kartchner asked about the noise level of machine quilting. **Cory Ritz** said his mother needs the accessory building due to the large size of the quilting machine.

Motion:

Paul Barker moved that the Planning Commission grant conditional use approval subject to all Farmington City development standards and ordinances and the following:

1. The applicant shall operate in the space needed within the accessory building only.
2. The applicant shall have no outdoor storage of any kind associated with this business activity.
3. Applicant shall have no “special events” or advertise by any means on the property.
4. Applicant shall adhere to all requirements of the business license regulations and other ordinances and regulations of the city not specifically allowed by the

conditional use.

5. Applicant shall not conduct any business activity except between the hours of 6:30 a.m. and 9:30 p.m.

The motion was seconded by **Craig Kartchner**, and passed by a unanimous vote.

Findings:

- a. The business activity is in keeping with the home occupation standards contained in the zoning ordinance.
- b. The occupation of an accessory building meets the conditional use standards as contained in the zoning ordinance.
- c. Machine quilting has a low noise level.

**UTAH TRANSIT AUTHORITY - APPLICANT IS REQUESTING SITE PLAN
APPROVAL FOR THE PROPOSED FARMINGTON COMMUTER RAIL STATION AT
THE STATION PARK PROJECT SITE SOUTH OF PARK LANE, WEST OF I-15) IN THE
TOD ZONE. (ZT-1-08) (Agenda Item #5)**

Kevin Poff introduced this Agenda item. **David Petersen** referred to the overhead aerial map of the property, and explained the previous configuration of the UTA commuter rail area. He reviewed the “Background Information” of the proposal from the Commission packet, and corrected the date of earlier consideration of the site plan from August 23, 2007 to August 23, 2006. **Mr. Petersen** recommended delegating details of the site plan approval to City staff.

Chairman Poff invited the applicant to address the Commission.

Steve Meyer, Manager of Engineering and Construction for UTA, 1609 West 200 South, Salt Lake City, said the current plan is an improvement. **Mr. Meyer** referred to the overhead map and explained a few details of the site. He said the walking distance from the parking area to the east is now much shorter, and that UTA is anxious to move forward. In response to questions from Commission members, **Mr. Meyer** explained that there may be a slight delay for the scheduled opening date due to proposed changes.

Chairman Poff opened the matter up to the Planning Commission for discussion. **Jim Young** raised the issue of drainage, and it was clarified that this will be an integrated effort by Farmington City, UDOT, and CenterCal. **Steve Meyer** and CenterCal representative **Scott Blyze** explained details of the technical workings of the drainage system. CenterCal legal counsel **Tom Ellison** said that the drainage systems used by CenterCal will be approved by the City. It was also clarified that the proposed UTA landscaping and lighting will be consistent with CenterCal's.

In response to a question by **Craig Kartchner**, **Steve Meyer** verified that the new plan increases the distance from the furthest point in the parking lot to Station Park by approximately 200 feet. **Kevin Poff** said the interplay between the rail stop and Station Park will cause underutilizing that connection, which will hence underutilize the rail stop. **Mr. Meyer** said that UTA will look at this issue in the long run. The development agreement with CenterCal allows for potential UTA development if necessary.

The Commission discussed the function of the proposed roundabout with respect to traffic flow, safety, and emergency vehicle access.

Motion

Paul Barker moved that the Planning Commission approve the UTA Site Plan, and delegate

remaining detail Site Plan matters to City Staff, subject to the following conditions:

1. Applicant shall submit all necessary improvement drawings for the development of the station, including grading, drainage and storm water management plan, to be reviewed and approved by the Farmington City Engineer, Planning Department, Storm Water Official, Public Works Department, Fire Department, Benchland Water District, and Central Davis Sewer District.
2. A soils report shall be prepared and submitted to the City for review.

Randy Hillier seconded the motion, which passed by a unanimous vote.

Findings:

- a. The proposal is consistent with previous discussions.
- b. This connection is needed to help the rail station function.
- c. UTA is in favor of the changes.
- d. The proposal will help the rail station function in a timely manner.

CENTERCAL PROPERTIES - (PUBLIC HEARING) - APPLICANT IS REQUESTING A RECOMMENDATION TO AMEND THE DEVELOPMENT AGREEMENT FOR THE STATION PARK MIXED USE DEVELOPMENT CONSISTING OF APPROXIMATELY 98 ACRES LOCATED WEST OF I-15, EAST/SOUTH OF PARK LANE AND NORTH OF CLARK LANE IN A TOD ZONE (ZT-1-08) (Agenda Item #6)

Kevin Poff introduced this Agenda item. **David Petersen** showed the original Project Master Plan, which is an exhibit to the agreement, on the overhead, and the proposed changes on a display graphic. He explained the “Background Information” as contained in the Commission packet.

It was explained that CenterCal has requested that the City amend the Station Park Development Agreement in several ways. Some site plan changes are necessary to accommodate the

UTA land exchanges for the rail station. Lighting and signage for a large scale project are worked out as the development proceeds. **Elizabeth Angyal** said that they are now working with another design architect to keep the project moving forward. In a project of this size some details are not known until later in the process, so amendments are necessary.

There was an extensive discussion regarding several aspects of the Station Park development. These included the process to be followed and what is to be expected in the future. Specific concerns were expressed about exterior and interior signage, lighting and light pollution, the extent of involvement of the Planning Commission in approving specific signs and lighting, building heights, sidewalks, landscaping and parking.

Motion

Jim Young moved to have a short recess. **Craig Kartchner** seconded the motion, which passed unanimously.

The meeting reconvened at 9:40

Public Hearing Opened

Chairman Poff opened the meeting to a public hearing at 9:42 p.m. and invited public comment.

Mike Haws, of Station Park LLC, 8 East Broadway, Salt Lake City, thanked the Commission for the opportunity to address this issue, and read verbatim from a letter to David Petersen and the Planning Commission from himself and Scott W. Harwood of Station Park LLC. A copy of the letter is attached at the end of these minutes as “Exhibit A.”

Public Hearing Closed

Chairman Poff closed the public hearing at 9:50 p.m. and asked **David Petersen** to address the letter’s concerns. **Mr. Petersen** clarified that it is his understanding that the office parcel is coming in for review under a separate site plan application, and he displayed a graphic showing which parcels were included in the site plan proposal. The Commission discussed **Mr. Haws’** comments. **Mr. Haws** said that he has an adjacent development so is also a stakeholder in the project, and he wants to be informed of proposed changes in the plan affecting the office parcel. He said he has not seen the latest plans.

The Planning Commission further discussed the proposed modifications. Specific wording changes were addressed. Sections 16c and d may need further review. **David Petersen** recommended approval of the remainder. He suggested that on February 19th, at a proposed joint Planning Commission and City Council meeting, at which time the Commission would consider revisions to paragraphs 16c and d.

Motion

Craig Kartchner moved to recommend that the City Council amend the Station Park Development Agreement as stated in the First Amendment to Development Agreement for Station Park with input by City Staff, with the exception of Section 16 c and Section 16 d, which will be further reviewed and studied by the Planning Commission, and that Section 5 be delegated to City staff. **Randy Hillier** seconded the motion, which passed by a unanimous vote.

Findings

- a. Many of the recommendations clarify changes from original expectations, and brings them in line with the proposed plans.
- b. In some cases it provides a technical update on terminology and definitions.
- c. Reviewing paragraphs 16 d and 16 c provides an opportunity to clarify the requirements for setbacks and landscaping.
- d. Further clarification is needed on the location of utility laterals.

Motion

Jim Young moved to continue with the meeting. The motion was seconded by **Craig Kartchner**, and was approved unanimously.

[**Randy Hillier** left the meeting at 10:07 p.m.]

Chairman Poff clarified the definition and purposes of Planning Commission Findings.

MISCELLANEOUS, CORRESPONDENCE, ETC. (Agenda Item #7)

a. KinderCare, site plan and access issues (discussion item only)

David Petersen updated the Commission on the site plan modifications for the proposed new KinderCare facility. KinderCare representative Scott Allen explained that changes are being proposed for the safety of the children, to alleviate potential traffic problems, and to create better access for patrons. It was pointed out that emergency vehicle access will be improved as well. **Mr. Petersen** expressed his agreement with the proposed modifications.

In response to some Commission concerns, **Mr. Allen** explained some of the proposed changes, and stated that safety overrides aesthetics. The Commission discussed some details of the proposal, including the location of the facility, the surrounding properties, points of access, parking, and the impact of future development.

There was an informal discussion of the Commission regarding the Station Park proposal.

ADJOURNMENT

Kevin Poff moved to adjourn. **Craig Kartchner** seconded the motion, which passed unanimously. The meeting adjourned at 10:30 p.m.

***Kevin Poff, Chairman
Farmington City Planning Commission***